| 102.0 | 0006 | 0002.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 673,400 / | 673,400 |
| | | | | | USE VALUE: | 673,400 / | 673,400 |
| | | | | | ASSESSED: | 673,400 / | 673,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 157 | | MOUNTAIN AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SANTHANAM KARTHIK |
| Owner 2: | CHARI SUCHITRA |
| Owner 3: | |
| Street 1: | 16 CRESCENT HILL AVENUE |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02420 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LIN YI HSIEN - |
| Owner 2: | LIN YIN LING - |
| Street 1: | 157 MOUNTAIN AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,310 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1639 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7310.000 | 225,900 | | 447,500 | 673,400 |
| Total Card | 0.168 | 225,900 | | 447,500 | 673,400 |
| Total Parcel | 0.168 | 225,900 | | 447,500 | 673,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.81 | /Parcel: 410.8

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 102.0-0006-0002.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 225,800 | 0 | 7,310. | 447,500 | 673,300 | 673,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 193,600 | 0 | 7,310. | 453,900 | 647,500 | 647,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 193,600 | 0 | 7,310. | 338,800 | 532,400 | 532,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 193,600 | 0 | 7,310. | 306,900 | 500,500 | 500,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 193,600 | 0 | 7,310. | 294,100 | 487,700 | 487,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 192,700 | 0 | 7,310. | 249,300 | 442,000 | 442,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 192,700 | 0 | 7,310. | 236,500 | 429,200 | 429,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 192,700 | 0 | 7,310. | 225,000 | 417,700 | 417,700 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LIN YI HSIEN | 42514-505 | | 4/15/2004 | | 445,000 | No | No | | |
| GU FENG | 34929-239 | | 2/28/2002 | | 305,000 | No | No | | |
| LALLOS BASIL/SO | 27355-459 | | 6/3/1997 | | 197,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/20/2016 | 476 | Re-Roof | 4,800 | | | | | reroof |
| 5/4/2015 | 430 | Insulate | 2,543 | | | | | |
| 10/1/2013 | 1452 | Manual | 2,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/23/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/29/2014 | Info Fm Prmt | EMK | Ellen K |
| 4/2/2009 | Measured | 345 | PATRIOT |
| 7/29/2004 | MLS | MM | Mary M |
| 11/23/1999 | Inspected | 267 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/21/1999 | Measured | 263 | PATRIOT |
| 7/27/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7310 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 5 | | | | | | | | | 447,512 | | | | | | 447,500 | |

Total AC/HA: 0.16781 | Total SF/SM: 7310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 447,512 | Spl Credit | Total: 447,500

## User Acct

66181

## GIS Ref

## GIS Ref

## Insp Date

08/23/18

!8195!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:46:29 |

## LAST REV

| Date | Time |
|---|---|
| 09/24/18 | 10:24:45 |

apro

8195

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 66181 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 19 - Texture 111 | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CREAM | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1955 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00495005 |
| Adj $ / SQ: | 128.885 |
| Other Features: | 86576 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 277487 |
| Depreciation: | 51612 |
| Depreciated Total: | 225874 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | | Baths: 2 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

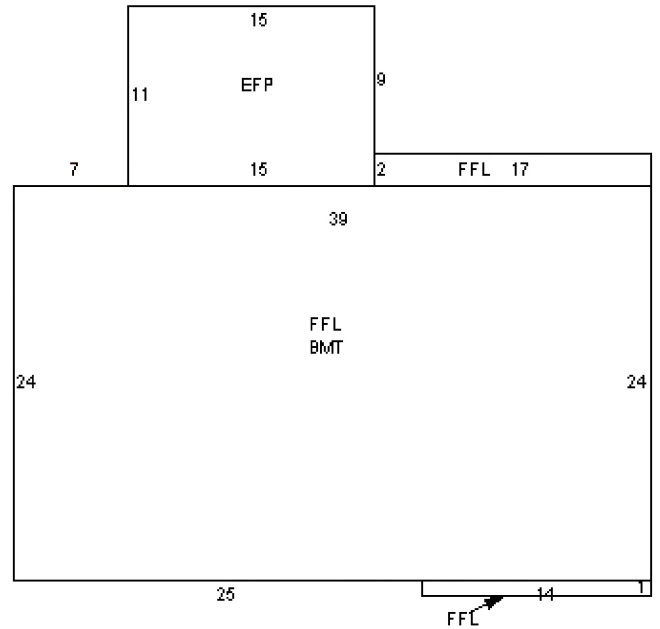
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | 1 |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 128.88 |
| Special Features: | 0 | Val/Su Net: | 108.35 |
| Final Total: | 225900 | Val/Su SzAd | 229.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 984 | 128.880 | 126,823 |
| BMT | Basement | 936 | 60.720 | 56,838 |
| EFP | Enclos Porch | 165 | 43.940 | 7,250 |
| | Net Sketched Area: | 2,085 | Total: | 190,911 |
| Size Ad | 984 | Gross Are | 2085 | FinArea 1639 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 70 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

102.0-0006-0002.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|